

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:  RONALD J. BULICK,  Debtor,	CASE NO.: 15-21863-GLT  Chapter 13  Related to Dkt. Nos. 41 and 57 Hearing: January 18, 2017 at 9:00 a.m.
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,  Movant,  v.  RONALD J. BULICK and RONDA J. WINNECOUR, Ch. 13 Trustee,  Respondents	

**MODIFIED**  
CONSENT ORDER OF COURT

AND NOW, this 4th day of January, 2017, upon consideration of the foregoing Motion for Relief from the Automatic Stay filed by Nationstar Mortgage LLC, and with the consent of the Respondents, it is hereby ORDERED that:

1. The automatic stay as provided by Section 362 of the Bankruptcy Code shall remain in full force and effect conditioned upon the terms and conditions set forth herein.
2. Movant has a secured interest in Debtor's real property located at 4540 Gardenville Road, Pittsburgh, Pennsylvania 15236 (hereinafter the "Property").
3. As of the date of this Stipulation, the total post-petition arrears to Movant are \$1,543 for taxes and/or insurance.
4. Debtor will file an amended plan to cure the post-petition arrears in the amount of \$1,543 throughout the remainder of the plan.

5. Debtor agrees that he shall maintain further payments of post-petition taxes and insurance pertaining to the aforesaid property in a timely manner hereafter. Debtor will also provide acceptable proof of insurance.

6. If Debtor defaults in any further payments of taxes or insurance, Movant may send Debtor and counsel a written notice of default of this Stipulation. Movant may send the written notice by fax or e-mail, instead of or in addition to regular mail. If the default is not cured within fourteen (14) days of the date of the notice, counsel for Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay as to the Property without further hearing. If Debtor sent a payment that is returned for insufficient funds, Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay as to the Property without further hearing. If the default is not cured by payment within fourteen (14) days of the date of mailing of the Notice of Default, Movant shall have the right to have an Order terminating the automatic stay entered.

7. If Debtor has defaulted on the Stipulation in two separate months then, if Debtor defaults a third time, Movant may file a Certification of Default without having to first send Debtor notice of the Default.

8. In the event the instant bankruptcy case is converted to a case under Chapter 7 of the Bankruptcy Code, the Debtor shall cure the pre-petition and post-petition arrears within ten (10) days from the date of such conversion. Should Debtor fail to cure said arrears within the ten day period, such failure shall be deemed a default under the terms of this Stipulation and Movant may send Debtor and counsel a written notice of default. If the default is not cured within ten (10) days from the date of the notice, counsel for Movant may file a Certification of Default with

the Court and the Court shall enter an Order granting relief from the automatic stay as to the Property.

9. This Stipulation may only be modified by a revised Stipulation filed on the docket in the Bankruptcy. No oral modifications are permitted and any allegation that the Stipulation was modified orally will be disregarded as evidence. No written modifications are permitted, except for a revised Stipulation filed on the docket in the Bankruptcy.

10. The hearing scheduled for January 18, 2017 is cancelled.

  
Hon. Gregory L. Taddonio **cgt**  
United States Bankruptcy Court Judge

Consented to:

/s/ Peter J. Ashcroft  
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Counsel for Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company

Counsel for Debtor, Ronald J. Bulick

/s/ Richard J. Bedford  
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Counsel for Ronda J. Winnecour, Ch. 13  
Trustee

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Ronald J. Bulick  
Debtor

Case No. 15-21863-GLT  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: culy  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jan 04, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 06, 2017.

db +Ronald J. Bulick, 4540 Gardenville Road, Pittsburgh, PA 15236-2458

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 06, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 4, 2017 at the address(es) listed below:

Andrew F Gornall on behalf of Creditor Champion Mortgage Company agornall@goldbecklaw.com,  
bkgroup@goldbecklaw.com;bkgroup@kmlawgroup.com  
Iris Kwon ikwon@rasflaw.com, bkyecf@rasflaw.com;ras@ecf.courtdrive.com  
James Warmbrodt on behalf of Creditor Champion Mortgage Company bkgroup@kmlawgroup.com  
Jeffrey R. Hunt on behalf of Creditor Borough of Baldwin jhunt@grblaw.com,  
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Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Paul W. McElrath, Jr. on behalf of Debtor Ronald J. Bulick ecf@mcelrathlaw.com,  
donotemail.ecfbackuponly@gmail.com  
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ckutch@ecf.courtdrive.com;pashcroft@ecf.courtdrive.com;pghecf@bernsteinlaw.com;cabbott@ecf.courtdrive.com  
Peter J. Ashcroft on behalf of Creditor Nationstar Mortgage LLC D/B/A Champion Mortgage Company pashcroft@bernsteinlaw.com,  
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Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 9